

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Bank Atlantic
601 S.E. 1 Street

Case #: 18-R-02

Date: 2/12/02

Comments :

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. A local traffic analysis shall be performed pursuant to Section 47-25.2.M.3 (ULDR) to substantiate satisfactory operation for this in conjunction with the surrounding local street and alley network. The City's consultant (Tinter Associates, Inc.) shall offer guidance on suggested measures and methodology to complete this evaluation and this review shall be completed with satisfactory acceptance by Staff and consultant prior to this project receiving final DRC authorization.
3. Indicate all required vehicle reservoir spaces required per Section 47-20 (ULDR). The 120 feet indicated doesn't appear to have clear dimensioning.
4. A proposed fire hydrant is shown on private property. This hydrant will be private and require a detector check valve assembly if it is to be located as designed. City maintenance and ownership shall only be in effect if it is located within the public right of way or within a utility easement dedicated to the public.
5. Site circulation near the exit of the drive through lanes is of questionable adequacy. City's consultant will provide additional direction or comment as to the acceptable nature of this design in respects to turning radii, general operation, and perhaps some suggestions as to how to optimise this design.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

6. A turning radius analysis may be required for solid waste vehicles accessing alley from N/B U.S. 1. This item shall be evaluated by the City's consultant and if appropriate a wider turn radius may be required on the south side of the access.
7. What are the hours of operation of this site, and ATM machine ? Please discuss why gates are necessary ?
8. Provide a utility service design drawing, indicating water and sewer service to building.
9. The dead end parking area requires a turn around parking space pursuant to Section 47-20 of the ULDR.
10. Please provide a photometric (lighting) plan in accordance with Section 47-20.14 of UDLR.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Bank Atlantic

Case #: 18-R-02

Date: 2-12-02

Comments:

No Comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Bank Atlantic/Greg Cryczan

Case #: 18-R-02

Date: February 12, 2002

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Bank Atlantic/Greg Gryczan

Case #: 18-R-02

Date: 2/12/02

Comments:

1. The peninsula island at the south exist needs to have a planting area with at least an 8' width. The plan shows an island only about 5' wide.
2. Provide planting details.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
4. Minimum height of shade trees in the RAC is 14' height with an 8' spread and 6' of ground clearance. For ornamental trees it's 12' x 6' with 6' of ground clearance. Revise the specs on the plant list to meet these requirements.
5. Tree mix requirements not met; 20% of the required number of vehicular use area trees need to be palms. None are shown on the plan. Provide a standard calculation list (available upon request) to verify that all requirements are met.
6. Indicate any existing trees or palms on site (if there are none, say so). All Tree Preservation Ordinance requirements apply.
7. Mulch is only to be used in planted areas and under the dripline of trees. The plan appears to indicate open mulch areas (which are not allowed).
8. Trees require a minimum planting area of at least 8'. Certain tree planting locations show less than the required min. width.
9. The plant list shows references to Argentine Bahia seed and sod. Delete these, as they would not be appropriate for this project.
10. Indicate requirements for irrigation.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Bank Atlantic

Case #: 18-R-02

Date: February 12, 2002

Site Plan Level II Review/RAC-EMU
3,443 S.F. bank with drive-thru
601 S.E. 1 St.

Comments:

1. All development in the Downtown RAC is subject to City Commission Request for Review (30-day call-up provision). This site plan cannot be granted Final DRC until 30 days after all DRC Comments have been satisfied and the City Commission has been notified.
2. This site is subject to ULDR Sec. 47-13.20, Downtown RAC Review Process. Federal Hwy. is an Image Street and must comply with ULDR Sec. 47-13.20. (pgs. 195-201). Provide a narrative indicating compliance with General Design Standards as well as Image Street requirements.
3. S.E. 1 Street must comply with Sec. 47-13.20.K.
4. Provide 7 foot sidewalks along Federal Hwy. and S.E. 1 Street.
5. Discuss trafficway requirements with Engineering representative.
6. Provide a plan view in context for west half of block showing vehicular and pedestrian relationship to other businesses in block.
7. Provide a traffic impact study.
8. Indicate width of alley on site plan.
9. Discuss width of by-pass lane with Engineering representative.
10. Discuss stacking issues for vehicles entering alley from Federal Hwy. with vehicles exiting site onto alley and whether there are any sight triangle problems.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

11. Discuss ATM safety issues with Police representative.
12. Provide a copy of the current plat and any amendments.
13. Additional comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Robert Dodder
828-6421
Beeper 497-0628

Project Name: Bank Atlantic

Case #: 18-R-02

Date: 02/04/02

Comments:

1. Review the State of Florida banking security chapters, specifically those, which deal with ATMs. The proposed ATM must meet these guidelines.
2. If the parking lot is to be closed to public access after normal hours, where will users of the night deposit and users of the ATM, park their automobiles? Is it the intent that the users of these facilities park on SE 1st Street? If so, what is the position of Traffic Engineering?

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Bank Atlantic/Greg Gryczan

Case #: 18-R-02

Date: 2/12/02

Comments:

1. Discuss site circulation with applicant and Engineering representative.
2. Signs shall comply with section 47-22.
3. Additional comments may be forthcoming at DRC meeting.